

IMPLEMENTATION STRATEGIES

DEVELOPMENT CONTROL

- Desert / Open Space / Agricultural Uses
- Define Uses for Land Use Compatibility Areas
- Protect the Southern Departure Corridor
- Adopt Zoning Controls in Overflight Areas
- Moratorium on New Home Construction
- Develop a State or Regional Park in the West Valley

LAND ACQUISITION

- Department of Defense Land Acquisition – Accident Potential Zones
- Department of Defense Land Acquisition – Clear Zone
- Department of Defense Land Acquisition – Weapons Storage Area
- Fee Simple Land Acquisition
- Establish a Purchase / Lease Back Program
- Fund Land Acquisition through Arizona Preserve Initiative (API)

LEGISLATION / LEGAL AGREEMENTS

- Establish a Joint Regional Powers Authority among Local Jurisdictions
- Issue a Joint Memorandum of Agreement
- State Legislation for the Preemption of Zoning Controls
- Statewide Property Transfer Tax: A Potential Land Acquisition / Compensation Funding Mechanism
- Preserve Existing Agricultural Uses around the Base

LAND USE

- Redevelop Luke AFB site as a Joint Use Facility
- Compatibility Solutions to Accommodate Urbanization and Preserve the Base's Mission





IMPLEMENTATION STRATEGIES CONT.

LAND TRANSFER

- Encourage Partnerships with Non-Governmental Organizations To Facilitate Land Transfers
- Encourage the Use of Purchase of Development Rights
- Encourage Density Transfers

FUNDING AND FINANCING

- Development Impact Fee
- Statewide Property Transfer Tax
- ADOT Funding of Infrastructure Improvements
- Land and Water Conservation Fund
- Increase in State Sales Tax

MISCELLANEOUS

- Modify Flight Approaches from the North
- Coordination between Jurisdictions and Luke AFB
- Identify Best Practice Techniques From Other Communities With Similar Military Air Base Encroachment Issues
- Develop Political Leadership to Preserve Luke AFB from Encroachment
- Permanent Signs in Overflight Areas and High Noise Zones

STRATEGIES IDENTIFIED BUT NOT CARRIED FORWARD

- Move the Air National Guard from Williams to Luke AFB
- Close Luke AFB – Develop Commercial Airport
- Move Luke AFB Military Mission
- Return to Flight Patterns Used prior to the Summer of 2001
- State Aviation Plan to Address Airspace Issues
- (Part of Vision) Fair and Equitable Compatibility Solutions
- Military and Commercial Airspace Modifications
- Relocate Auxiliary Field #1

